

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	19,877	101,371	202,847
2020 Population	21,728	114,376	228,856
2024 Population	21,670	115,188	232,689
2029 Population	21,584	115,765	234,643
2010-2020 Annual Rate	0.89%	1.21%	1.21%
2020-2024 Annual Rate	-0.06%	0.17%	0.39%
2024-2029 Annual Rate	-0.08%	0.10%	0.17%
2020 Male Population	46.4%	46.2%	46.3%
2020 Female Population	53.6%	53.8%	53.7%
2020 Median Age	34.4	34.1	35.0
2024 Male Population	47.0%	46.8%	47.0%
2024 Female Population	53.0%	53.2%	53.0%
2024 Median Age	35.6	35.0	36.0

In the identified area, the current year population is 232,689. In 2020, the Census count in the area was 228,856. The rate of change since 2020 was 0.39% annually. The five-year projection for the population in the area is 234,643 representing a change of 0.17% annually from 2024 to 2029. Currently, the population is 47.0% male and 53.0% female.

Median Age

The median age in this area is 36.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	5.8%	6.7%	9.1%
2024 Black Alone	75.4%	77.0%	73.9%
2024 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2024 Asian Alone	4.2%	2.9%	3.5%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	9.0%	7.7%	7.7%
2024 Two or More Races	5.0%	5.0%	5.3%
2024 Hispanic Origin (Any Race)	13.5%	11.9%	12.2%

Persons of Hispanic origin represent 12.2% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	45	49	57
2010 Households	7,017	36,610	72,664
2020 Households	7,817	42,051	83,810
2024 Households	7,867	42,826	86,198
2029 Households	7,977	43,796	88,476
2010-2020 Annual Rate	1.09%	1.40%	1.44%
2020-2024 Annual Rate	0.15%	0.43%	0.66%
2024-2029 Annual Rate	0.28%	0.45%	0.52%
2024 Average Household Size	2.75	2.68	2.68

The household count in this area has changed from 83,810 in 2020 to 86,198 in the current year, a change of 0.66% annually. The five-year projection of households is 88,476, a change of 0.52% annually from the current year total. Average household size is currently 2.68, compared to 2.71 in the year 2020. The number of families in the current year is 54,507 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

	5 drive time minute	10 drive time minute	15 drive time minute
Mortgage Income			
2024 Percent of Income for Mortgage	24.4%	23.3%	23.9%
Median Household Income			
2024 Median Household Income	\$58,735	\$57,346	\$61,164
2029 Median Household Income	\$67,140	\$66,413	\$73,103
2024-2029 Annual Rate	2.71%	2.98%	3.63%
Average Household Income			
2024 Average Household Income	\$71,618	\$73,369	\$78,637
2029 Average Household Income	\$82,301	\$85,588	\$92,103
2024-2029 Annual Rate	2.82%	3.13%	3.21%
Per Capita Income			
2024 Per Capita Income	\$26,043	\$27,294	\$29,228
2029 Per Capita Income	\$30,469	\$32,392	\$34,841
2024-2029 Annual Rate	3.19%	3.48%	3.58%
GINI Index			
2024 Gini Index	36.3	38.9	39.0
Households by Income			
Current median household income is \$61,164 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$73,103 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$78,637 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$92,103 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$29,228 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$34,841 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	100	105	103
2010 Total Housing Units	7,932	42,405	84,270
2010 Owner Occupied Housing Units	4,362	19,289	40,649
2010 Renter Occupied Housing Units	2,655	17,321	32,015
2010 Vacant Housing Units	915	5,795	11,606
2020 Total Housing Units	8,419	45,562	90,621
2020 Owner Occupied Housing Units	3,992	18,742	41,159
2020 Renter Occupied Housing Units	3,825	23,309	42,651
2020 Vacant Housing Units	570	3,424	6,607
2024 Total Housing Units	8,388	45,979	92,452
2024 Owner Occupied Housing Units	4,238	20,038	44,416
2024 Renter Occupied Housing Units	3,629	22,788	41,782
2024 Vacant Housing Units	521	3,153	6,254
2029 Total Housing Units	8,486	46,900	94,671
2029 Owner Occupied Housing Units	4,618	21,888	48,083
2029 Renter Occupied Housing Units	3,359	21,907	40,393
2029 Vacant Housing Units	509	3,104	6,195
Socioeconomic Status Index			
2024 Socioeconomic Status Index	44.0	42.2	43.0

Currently, 48.0% of the 92,452 housing units in the area are owner occupied; 45.2%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 90,621 housing units in the area and 7.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.47%. Median home value in the area is \$233,191, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.27% annually to \$301,444.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.